

CAPSULE SUMMARY**BA-2946****Joshua Francis House****12007 Philadelphia Road****Baltimore, Baltimore County****Ca. 1869****Private**

The dwelling at 12007 Philadelphia Road, known as the Joshua Francis House, is located near Little Gunpowder in the Eleventh District. Historically, the tract of land was associated with Mount Peru (BA-252) and the Taylor family estates near the Big and Little Gunpowder Falls. The circa 1869 dwelling is vernacular in style and sits close to the Philadelphia Turnpike, which traverses the Eleventh District. Joshua Francis purchased the property on May 4, 1869 and retained ownership until his death in 1890.

The Joshua Francis House sits close to the road on a sloping, grassy lot that descends as a steep hill behind the house. The two-bay wide, single-pile wood frame dwelling, clad in asbestos shingles, sits on a solid random rubble stone masonry foundation that has been parged with concrete. The foundation of the two-story dwelling is raised nearly a full story, making the structure appear as though it is three stories tall. The side gable roof is clad in asphalt shingles and has very little overhang on the gable or eaves of the building. Rising from the center of the roof ridge is an interior stretcher bond brick chimney. A circa 1940 one-and-a-half story asbestos shingle-clad wood frame wing on a raised cinderblock foundation projects from the southwest elevation, while a one-story, circa 1970 cinderblock addition extends from the foundation of the southeast elevation. An offset exterior end cinderblock chimney rises along the gable end of the circa 1970 addition. A one-story, one-bay wide addition with a shed roof shelters the façade's basement entrance. The dwelling appears to have been extensively renovated since its construction, and little historic material remains on the exterior. The yard to the east of the house sits within a chain-link fence enclosure.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA-2946

1. Name of Property (indicate preferred name)

historic Joshua Francis House

other

2. Location

street and number 12007 Philadelphia Road not for publication

city, town Bradshaw vicinity

county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name Hubert A. Bellman

street and number 12007 Philadelphia Road telephone Not Listed

city, town Bradshaw state Maryland zip code 21021

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 5997 folio 737

city, town Towson tax map 64 tax parcel 602 tax ID number 1106000651

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input type="checkbox"/> defense	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> structures
		<input type="checkbox"/> education	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. BA-2946

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Constructed circa 1869, the Joshua Francis House is located at 12007 Philadelphia Road and sits close to the road on a sloping, grassy lot that descends as a steep hill behind the house. The two-bay wide, single-pile wood frame dwelling, clad in asbestos shingles, sits on a solid random rubble stone masonry foundation that has been parged with concrete. The foundation of the two-story dwelling is raised nearly a full story, making the structure appear as though it is three stories tall. The side gable roof is clad in asphalt shingles and has very little overhang on the gable or eaves of the building. Rising from the center of the roof ridge is an interior stretcher bond brick chimney. A circa 1940 one-and-a-half story asbestos shingle-clad wood frame wing on a raised cinderblock foundation projects from the southwest elevation, while a one-story, circa 1970 cinderblock addition extends from the foundation of the southeast elevation. An offset exterior end cinderblock chimney rises along the gable end of the circa 1970 addition. A one-story, one-bay wide addition with a shed roof shelters the façade's basement entrance. The dwelling appears to have been extensively renovated since it's construction, and little historic material remains on the exterior. The yard to the east of the house sits within a chain-link fence enclosure.

EXTERIOR DESCRIPTION

The façade, or northwest elevation, is two bays wide with a side entry into the foundation. The sash-and-paneled single-leaf vinyl door with a square-edged wood surround is located on the northeast elevation of the one-story basement-level addition to the façade. The northwest and southwest elevations of this small addition each feature one central one-light fixed vinyl window with an aluminum surround and sill. Three 1/1 windows with square-edged wood surrounds and parged stone sills that are recessed from the exterior of the stone foundation flank the one-story basement addition. Two 1/1 windows with square-edged wood surrounds and sills pierce the first story of the main block, while one 6/6 window and one 1/1 window, both with square-edged wood surrounds and aluminum sills, pierce the second story. A section of small scroll-sawn bargeboard ornaments the center of the façade eave. The wing is pierced by two 1/1 windows with square-edged wood surrounds and sills.

The southwest elevation is dominated by the one-and-a-half story wing, which is pierced by two 1/1 windows with square-edged wood surrounds and aluminum sills and one sash-and-paneled single-leaf vinyl door with a square-edged wood surround. A short flight of metal steps ascends to the door. One 1/1 window with a square-edged wood surround and sill is located in the gable peak of the wing. One 2/2 window with a square-edged wood surround and rowlock sill pierces the southwest elevation of the circa 1970 addition.

Two 1/1 windows with wood surrounds and sills pierce the first story of the main block, while two 6/6 windows with square-edged wood surrounds and aluminum sills are located on the second story. A flush single-leaf metal door provides access into the basement below the circa 1940 wing. The first story of the wing is pierced by two 1/1 windows with wood surrounds and sills. The circa 1970 addition features one sash-and-paneled single-leaf vinyl door and two 2/2 windows with square-edged wood surrounds and rowlock sills. Asbestos shingles clad the gable peak of the circa 1970 addition.

Only the circa 1970 addition features openings. One nine-light single-leaf door and one 2/2 window with a square-edged wood surround and rowlock sill pierce the addition.

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INTERIOR DESCRIPTION

The interior was not accessible at the time of the survey.

8. Significance

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Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates 1869 ca., 1890 **Architect/Builder** Unknown

Construction dates 1869 ca., 1940 ca., 1970 ca.

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The dwelling at 12007 Philadelphia Road, known as the Joshua Francis House, is located near Little Gunpowder in the Eleventh District. Historically, the tract of land was associated with Mount Peru (BA-252) and the Taylor family estates near the Big and Little Gunpowder Falls. The circa 1869 dwelling is vernacular in style and sits close to the Philadelphia Turnpike, which traverses the Eleventh District. Joshua Francis purchased the property on May 4, 1869 and retained ownership until his death in 1890.

HISTORY

Although an exact date of construction has not been determined, historic deeds and maps support a circa 1869 date for the construction of the dwelling. In 1869, Joshua Francis purchased the parcel of land from Martin and Susan Russell for \$450. Although Francis owned the property until 1890, when his Executor James Francis disposed of it, he appears not to have occupied the dwelling. According to the 1877 Hopkins Atlas of Baltimore County, H. H. Blakiston occupied the building. At this time, the dwelling was the only building along the Philadelphia Turnpike between Mount Peru and the tollgate at Gunpowder Falls. It is believed that the tract of land on which the house stands was historically associated with the Taylor estate at Mount Peru, which was established as early as 1813.

The early settlement of the area was due to its proximity to the navigable waters of the Gunpowder River. The land is located "almost within view" of the first county seat, which was located on the Bush River in what is now Harford County.¹ Known as Old Baltimore, this site functioned as the seat for a number of years after the county's founding circa 1659. In 1707, the legislature proposed a change to a site on Foster's Neck, which would function as a port of entry. However, Queen Anne of Great Britain vetoed the act and the seat continued to remain in Old Baltimore until 1712. In 1712, a new act passed and a new county seat was established in the port town of Joppa, to the south of Mount Peru.

¹ Thomas J. Scharf, *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men*, (Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA), p. 923.

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Joppa was also a flourishing tobacco market, which was an important cash crop, as the act that established it as a county seat also created it as a commercial center. The act stated that:

There shall be allowed to all debtors whatsoever, owing any tobacco to any person or persons whatsoever, or howsoever, such debtor bringing his tobacco to the town aforesaid, and there paying the same to his creditor or creditors, or his or her receivers, the sum of ten pounds of tobacco per cent for every hundred pounds of tobacco so brought to the place aforesaid, and there paid as aforesaid; to be deducted out of such debtor's debts, or allowed of in bar or discount of any creditor or creditors, in any court within this province.²

Joppa thrived as a seaport town and county seat until 1768 when Baltimore became the dominant city. By 1881, much of the town of Joppa had "faded and crumbled away."³

The early settlement of this coastal region of Baltimore County perpetuated the construction of major roads, the majority of which led to Joppa. Prior to the organization of state authorized turnpike commissions, several county-organized turnpikes and postal roads existed in various parts of the county.⁴ Philadelphia Road was originally the Baltimore and Havre de Grace Turnpike, connecting Baltimore to Bynum's Run in Harford County, Maryland. The Baltimore and Havre de Grace Turnpike Company was organized in 1814, when several organizers, including men from Baltimore and Havre de Grace agreed to sell capital stock for a total of \$60,000. There were, however, several exemptions to the policy of toll collection once the company had begun to improve the road: no tolls could be collected from travelers attending religious services or funerals, those traveling to vote on election days, or any militia men traveling to training camp. Indeed, no tolls could be collected from anyone until at least five miles of the road was improved, or after 1830 with certain stipulations. The charter even included provisions for the permission of the state government to purchase the road after fairly compensating the turnpike company for it.⁵ There were three tollgates along the turnpike, one in Orangeville, one near the ten-mile stone, and one in Little Gunpowder. The tollgate in Little Gunpowder was located just to the northeast of the Joshua Francis House.

In 1890, Henry Smith purchased the property at 12007 Pennsylvania Road from James Francis for \$250. Smith owned the house for a decade, before William Todd, the sheriff of Baltimore County, sold it in a circuit court sale. On November 23, 1900, Augustus A. Piper, who owned the house for six years, purchased the Joshua Francis House. The property was once again sold on June 11, 1906 to Mary and John Erdman, who purchased the house for \$300. The Erdman family retained ownership into the 1930s, when Mary Erdman died. It is

² Scharf, p. 46.

³ Scharf, p. 47.

⁴ William Hollifield, *Difficulties Made Easy: History of the Turnpikes of Baltimore City and County* (Cockeysville, MD: Baltimore County Historical Society, 1978), p. 2.

⁵ Hollifield, p. 81.

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possible that Maud E. Kennedy, the subsequent owner, was a relative and that she received the property through Erdman's will.⁶ On April 13, 1951, Kennedy sold the property to Charles Milton Ayers. Throughout the second half of the 20th century, the Joshua Francis House has undergone several ownership transfers, being owned by the Hollards, Mlynskis, Farrells, and Frischs. On February 21, 1979, Hubert A. Bellman, the present owner, purchased the property, which currently contains three rods and fourteen perches.

Chain of Title:

November 9, 1865:	Ernest P. Weil to Martin and Susan Russell Land Records of Baltimore County Liber 46 Folio 397
May 4, 1869:	Martin and Susan Russell to Joshua Francis Land Records of Baltimore County Liber 63 Folio 257
May 14, 1890:	James Francis, Executor, to Henry Smith Land Records of Baltimore County Liber JWS 180 Folio 143
November 23, 1900:	William H. Todd, Sheriff of Baltimore County, to Augustus A. Piper Land Records of Baltimore County Liber 248 Folio 348
June 11, 1906:	Augustus A. and Minnie E. Piper to Mary J. and John C. Erdman Land Records of Baltimore County Liber WPC 299 Folio 492
July 28, 1925:	Mary J. and John C. Erdman to Title Guarantee and Trust Company Land Records of Baltimore County Liber 851 Folio 478
July 28, 1925:	Title Guarantee and Trust Company to Mary J. Erdman Land Records of Baltimore County Liber LMclM 851 Folio 479
May 17, 1949:	Maud E. Kennedy to Hugh E. Kennedy Land Records of Baltimore County Liber TBS 1756 Folio 348

⁶ This will was not located and it is a supposition that Maud E. Kennedy was Mary Erdman's relation. Mary J. Erdman died in 1931, however, there is no will or deed in the chain of title transferring the ownership from Erdman. The next transfer of ownership occurs in 1949, when Maud E. Kennedy sells the property to Hugh E. Kennedy.

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April 13, 1951:	Maud E. Kennedy, widow, to Charles Milton Ayers and Annie May Ayers, wife Land Records of Baltimore County Liber GLB 1952 Folio 289
January 27, 1956:	Annie May Ayers to Estella Groh Land Records of Baltimore County Liber GLB 2864 Folio 538
January 27, 1956:	Estella Groh to Annie May Ayers Land Records of Baltimore County Liber GLB 2864 Folio 540
March 30, 1959:	Annie May Ayers, widow, to Stuart W. and Ada M. Holland Land Records of Baltimore County Liber WJR 3506 Folio 428
September 9, 1959:	Stuart W. and Ada M. Holland to Stanislaw and Albina Mlynski Land Records of Baltimore County Liber WJR 3597 Folio 604
November 27, 1965:	Albina Mlynski, widow, to Albert M. Mlynski, Sr. and Delores A. Mlynski, wife Land Records of Baltimore County Liber OTG 4571 Folio 312
December 3, 1968:	Albert M. Mlynski, Sr. and Delores A. Mlynski, wife, to James P. Farrell and Rose Marie Farrell Land Records of Baltimore County Liber OTG 4945 Folio 347
April 2, 1971:	James P. Farrell and Rose Marie Farrell, wife, to Lewis E. Frisch and Connie F. Frisch Land Records of Baltimore County Liber 5177 Folio 30
November 17, 1971:	Lewis E. Frisch to Connie F. Frisch Land Records of Baltimore County Liber 5238 Folio 177
February 21, 1979:	Robert B. Fine, for Connie F. Frisch, to Hubert A. Bellman Land Records of Baltimore County Liber 5997 Folio 737

9. Major Bibliographical References

Inventory No. BA-2946

- Atlas of Baltimore County, Maryland*, Philadelphia, PA: G. M. Hopkins, 1877.
Baltimore County Land and Will Records. Baltimore County Courthouse, Towson, Maryland.
Bromley's Atlas of Baltimore County, Maryland, 1915.
Brooks, Neal A. and Eric G. Rockel. *A History of Baltimore County*. Towson, MD: Friends of the Towson Library, Inc., 1979.
Hollifield, William. *Difficulties Made Easy: History of the Turnpikes of Baltimore City and County*. Cockeysville, MD: Baltimore County Historical Society, 1978.

10. Geographical Data

Acreage of surveyed property One tenth of an acre
Acreage of historical setting Unknown
Quadrangle name White Marsh Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property, known as the Joshua Francis House, is located at 12007 Philadelphia Road in Bradshaw, Maryland as noted on Tax Map 64, Parcel 602 and in the Deeds of Record Liber 5997 Folio 737, archived in Towson, Maryland. The building has been associated with the site since its construction circa 1869.

11. Form Prepared by

name/title	A.Didden, A. McDonald, and R. Weidlich, Architectural Historians		
organization	EHT Traceries, Incorporated	date	February 22, 2001
street & number	1121 5th Street, NW	telephone	202. 393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

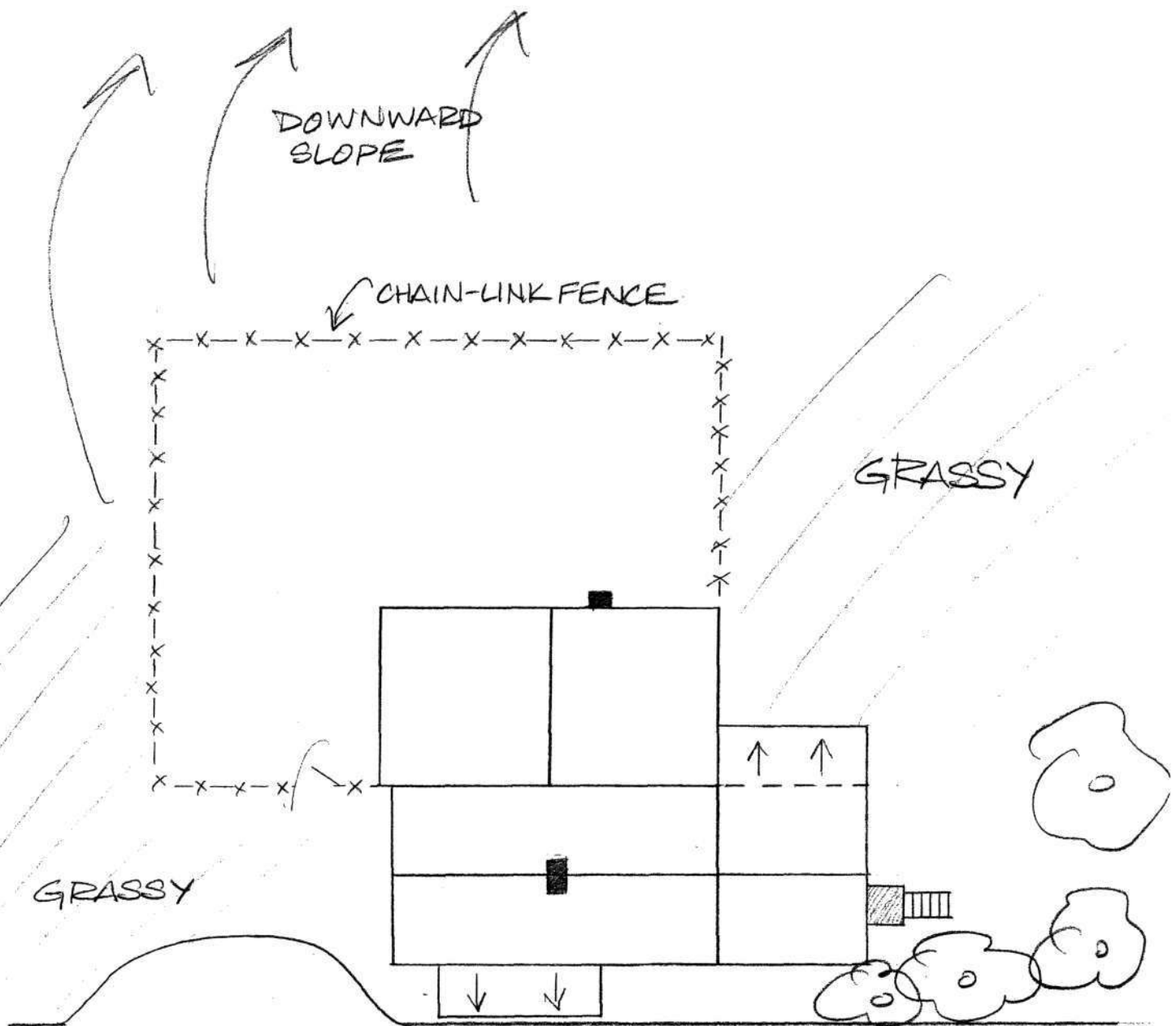
Maryland Historical Trust
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Scharf, Thomas J. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men.* Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.



PHILADELPHIA ROAD

* RESOURCE SKETCH MAP *

BA-2946

JOSHUA FRANCIS HOUSE
12007 PHILADELPHIA ROAD
BALTIMORE
BALTIMORE COUNTY

(NOT DRAWN TO SCALE)



USGS Quad: White Marsh
Scale: 1:24,000



Kingsville

St Pauls Church

Jerusalem

Franklinville

Upper Falls

St Stephens Church

Greenhouse

Bradshaw

Bradshaw Station

Power transformer station

BA-0362
RELVUE
7528 BRADSHAW ROAD
KINGSVILLE
BALTIMORE COUNTY

BA-0250
ROSLYN
7640 BRADSHAW ROAD
UPPER FALLS
BALTIMORE COUNTY

BA-0238
HEATHCOTE
7027 MOUNT VISTA RD
KINGSVILLE
BALTIMORE COUNTY

BA-2946
JOSHUA FRANCIS HOUSE
12007 PHILADELPHIA RD
BALTIMORE, BALTIMORE COUNTY

INCORRECT
LOCATION

BA252
10627 JONES ROAD

INTERCHANGE 5 (ABERDEEN) 12 MI. 2367
(EDGEWOOD) 5762 IV NE
JOPPA 1.3 MI. (ABINGDON 5.9 MI.)
MCCOMAS 4 MI. BEL CAMP 8 MI.

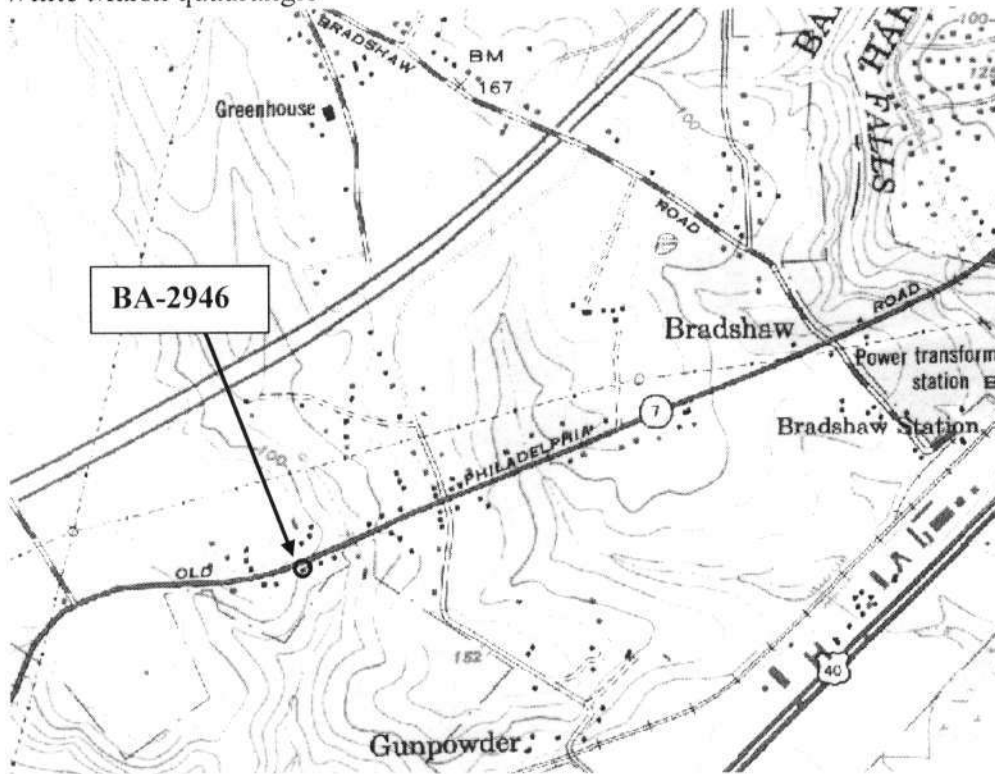
RD 250

BA-2946

Joshua Francis House

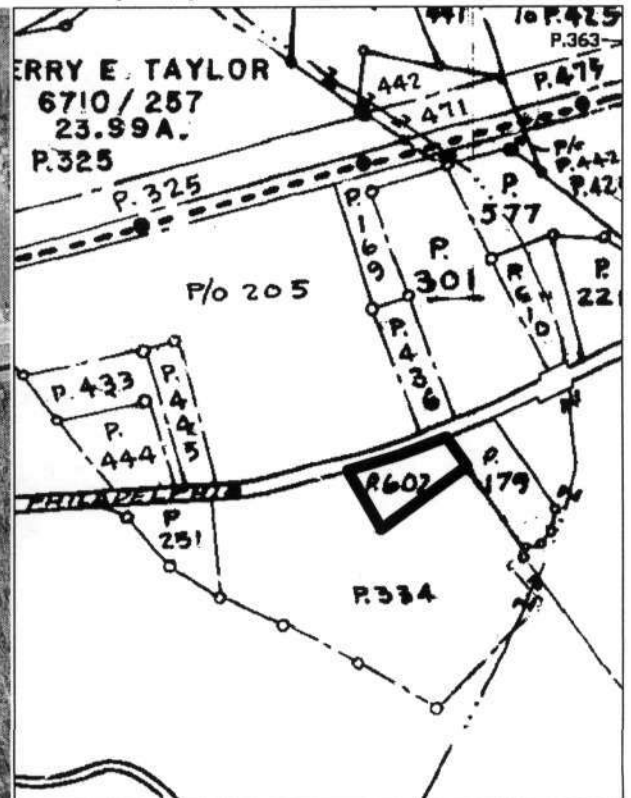
12007 Philadelphia Road (MD 7), Kingsville

White Marsh quadrangle



Live Earth image, c. 2007

Tax Map 64, p. 602





BA-2946

JOSHUA FRANCIS HOUSE

12007 PHILADELPHIA ROAD, BRADSHAW
BALTIMORE COUNTY, MARYLAND

TRACERIES

10/2000

MD SHPO

MAIN HOUSE, NORTHWEST ELEVATION,
CAMERA FACING EAST

1 of 4



BA-2946

JOSHUA FRANCIS HOUSE

12007 PHILADELPHIA ROAD, BRADSHAW
BALTIMORE COUNTY, MARYLAND

TRACERIES

10/2000

MD SHPO

MAIN HOUSE, SOUTHWEST ELEVATION,
CAMERA FACING NORTHEAST



BA-2946

JOSHUA FRANCIS HOUSE

12007 PHILADELPHIA ROAD, BRADSHAW

BALTIMORE COUNTY, MARYLAND

TRACERIES

10/2000

MD SHPO

MAIN HOUSE, SOUTHEAST ELEVATION,
CAMERA FACING NORTH

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BA-2946

JOSHUA FRANCIS HOUSE

12007 PHILADELPHIA ROAD, BRADSHAW
BALTIMORE COUNTY, MARYLAND

TRACERIES

10/2000

MD SHPO

MAIN HOUSE, NORTH CORNER, CAMERA
FACING SOUTH

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